

## Bath & North East Somerset Council

MEETING: **Planning Committee**

MEETING DATE: **15<sup>th</sup> January 2025**

RESPONSIBLE OFFICER: Louise Morris - Head of Planning & Building Control

AGENDA  
ITEM  
NUMBER

TITLE: **NEW PLANNING APPEALS, DECISIONS RECEIVED AND DATES OF FORTHCOMING HEARINGS/INQUIRIES**

WARD: ALL

BACKGROUND PAPERS: None

**AN OPEN PUBLIC ITEM**

### APPEALS LODGED

**App. Ref:** 24/02363/FUL

**Location:** 39A Wellow Tynning Peasedown St John Bath Bath And North East Somerset BA2 8LJ

**Proposal:** Erection of two bedroom dwelling.

**Decision:** REFUSE

**Decision Date:** 5 November 2024

**Decision Level:** Delegated

**Appeal Lodged:** 3 December 2024

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**App. Ref:** 24/02222/FUL

**Location:** 2 Northend Rock Road Welton Midsomer Norton Bath And North East Somerset

**Proposal:** Retention of single-storey outbuilding (Retrospective).

**Decision:** REFUSE

**Decision Date:** 30 October 2024

**Decision Level:** Delegated

**Appeal Lodged:** 6 December 2024

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**App. Ref:** 24/02319/PIP  
**Location:** Parcel 1636 Wells Road Hallatrow Bristol Bath And North East Somerset  
**Proposal:** Permission In Principle Planning Application for the erection of 1 no. self-build dwelling with associated works.  
**Decision:** REFUSE  
**Decision Date:** 11 October 2024  
**Decision Level:** Delegated  
**Appeal Lodged:** 11 December 2024

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**App. Ref:** 24/00682/FUL  
**Location:** Street Record Orchid Way Writhlington Radstock Bath And North East Somerset  
**Proposal:** Creation of new vehicular access adjoining Orchid Way.  
**Decision:** REFUSE  
**Decision Date:** 13 June 2024  
**Decision Level:** Delegated  
**Appeal Lodged:** 19 December 2024

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**App. Ref:** 24/03446/FUL  
**Location:** 5 Fry's Leaze Charlcombe Lane Larkhall Bath Bath And North East Somerset  
**Proposal:** Loft conversion, with hip to gable and flat roof rear dormer.  
**Decision:** REFUSE  
**Decision Date:** 25 November 2024  
**Decision Level:** Delegated  
**Appeal Lodged:** 19 December 2024

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**Case Ref:** 22/00462/UNAUTH  
**Location:** Parcel 4048 Durley Hill Keynsham Bath And North East Somerset  
**Breach:** Without planning permission, the change of use of land from agriculture to a mixed use consisting of agriculture, the stationing of caravans for residential use, waste transfer station, burning of waste and open air storage (including but not limited to the storage of: caravans, mobile homes, vehicles, lorry trailers, shipping containers, logs and waste materials).  
**Notice Issued Date:** 24 September 2024  
**Appeal Lodged:** 09 December 2024

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## APPEALS DECIDED

**App. Ref:** 23/04030/FUL  
**Location:** The Teasel Barn Stanton Road Pensford Bristol Bath And North East Somerset  
**Proposal:** Demolition of existing detached single storey garage to be replaced with a two storey, two bedroom detached dwelling (annex).  
**Decision:** REFUSE  
**Decision Date:** 8 January 2024  
**Decision Level:** Delegated  
**Appeal Lodged:** 8 May 2024  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 4 December 2024

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**App. Ref:** 23/02922/OUT  
**Location:** Oaklea Sleep Lane Whitchurch Bristol Bath And North East Somerset  
**Proposal:** Erection of Up To 9 Residential Dwellings (Use Class C3) with All Matters Reserved Except for Access  
**Decision:** REFUSE  
**Decision Date:** 7 February 2024  
**Decision Level:** Delegated  
**Appeal Lodged:** 27 March 2024  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decided Date:** 11 December 2024

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**App. Ref:** 23/02579/TPO  
**Location:** Parcel 714 Fersfield Lyncombe Bath Bath And North East Somerset  
**Proposal:** T1-Lime Tree, fell  
T2-Ash Tree, fell.  
**Decision:** REFUSE  
**Decision Date:** 31 August 2023  
**Decision Level:** Non-Planning applications  
**Appeal Lodged:** 12 June 2024  
**Appeal Decision:** Appeal Allowed  
**Appeal Decided Date:** 20 December 2024

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**Case Ref:** 22/00002/HHEDGE

**Location:** 56 Leighton Road Upper Weston Bath Bath And North East  
Somerset BA1 4NG

**Breach:** Hedge along the SW boundary of customer's property consists of multiple conifers at least 10m high, considerably reducing natural light and restricting views.

**Appeal Lodged:** 29 April 2024

**Appeal Decision:** Appeal Dismissed

**Appeal Decided Date:** 20 December 2024

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## **FORTHCOMING HEARINGS & INQUIRIES**

**App. Ref:** 23/03734/CLEU

**Location:** 5 Somer Ridge Midsomer Norton Radstock Bath And North East Somerset  
BA3 2FB

**Proposal:** Use of land to the side of 5 Somer Ridge as residential garden.

**Decision:** REFUSE

**Decision Date:** 01 December 2023

**Decision Level:** Delegated

**Appeal Lodged:** 11 June 2024

**Inquiry Date:** 18 February 2025

**Inquiry venue:** Guildhall Bath, Brunswick Room